

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Joaquin County

State: CA

PJ's Total HOME Allocation Received: \$23,437,078

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	93.89 %	94.82 %	43	94.94 %	44	42	
% of Funds Disbursed	77.70 %	83.49 %	68	84.35 %	11	17	
Leveraging Ratio for Rental Activities	5.06	5.69	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	71.74 %	73.69 %	53	81.38 %	20	17	
% of Completed CHDO Disbursements to All CHDO Reservations***	42.34 %	60.98 %	65	68.05 %	11	14	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.48 %	78.15 %	38	79.65 %	56	52	
% of 0-30% AMI Renters to All Renters***	37.93 %	41.60 %	48	44.76 %	37	36	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.38 %	91.58 %	67	94.31 %	22	21	
Overall Ranking:			In State:	49 / 92	Nationally:	23 27	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$56,911	\$32,063		\$25,245	58 Units	12.10 %	
Homebuyer Unit	\$31,985	\$19,349		\$14,395	333 Units	69.50 %	
Homeowner-Rehab Unit	\$71,338	\$26,200		\$20,186	88 Units	18.40 %	
TBRA Unit	\$0	\$2,753		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Joaquin County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$71,172	\$125,078	\$71,922
State:*	\$122,779	\$107,438	\$26,987
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	47.2	22.6	39.8	0.0
Black/African American:	7.5	5.4	11.4	0.0
Asian:	0.0	1.5	1.1	0.0
American Indian/Alaska Native:	0.0	0.9	2.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.3	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.8	4.5	0.0
Asian/Pacific Islander:	1.9	6.9	4.5	0.0

ETHNICITY:

Hispanic	43.4	60.2	36.4	0.0
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HOUSEHOLD SIZE:

1 Person:	34.0	6.9	36.4	0.0
2 Persons:	15.1	11.4	21.6	0.0
3 Persons:	13.2	22.6	13.6	0.0
4 Persons:	15.1	23.2	17.0	0.0
5 Persons:	13.2	19.3	4.5	0.0
6 Persons:	7.5	11.7	3.4	0.0
7 Persons:	1.9	3.3	1.1	0.0
8 or more Persons:	0.0	1.5	2.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	5.7	15.1	19.3	0.0
Elderly:	30.2	0.3	37.5	0.0
Related/Single Parent:	52.8	16.3	19.3	0.0
Related/Two Parent:	9.4	64.2	20.5	0.0
Other:	1.9	4.2	3.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	20.8	0.3 [#]
HOME TBRA:	0.0	
Other:	13.2	
No Assistance:	66.0	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

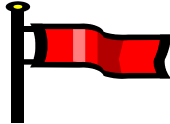
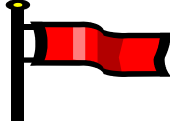
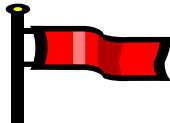
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Joaquin County **State:** CA **Group Rank:** 23
State Rank: 49 / 92 PJs **Overall Rank:** 27
Summary: 3 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	71.74	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	42.34	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.48	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	91.38	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	3.07	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

